

**City of Greensboro Planning Department
Zoning Staff Report
June 12, 2006 Public Hearing**

The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.

Item: G
Location: 310 West Smith Street/501 Simpson Street (Northwest quadrant of W. Smith Street & Simpson Street)

Applicant: Susan L. Hunt
Owner: Susan L. Hunt

From: GB
To: CB

Conditions: N/A

SITE INFORMATION	
Maximum Developable Units	N/A
Net Density	N/A
Existing Land Use	Vacant Lot / Law Office of Susan L. Hunt
Acreage	0.494
Physical Characteristics	<i>Topography:</i> Generally flat <i>Vegetation:</i> Mature trees / grass <i>Other:</i> N/A
Overlay Districts	Central Business Overlay Zone
Historic District/Resources	N/A
Generalized Future Land Use	Mixed Use Central Business
Other	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Vacant Auto Repair	GO-M
<i>South</i>	Smith Street Diner	CB
<i>East</i>	Michael Nash Law Office	GO-M
<i>West</i>	City Service Center	GB

ZONING HISTORY		
Case #	Year	Request Summary
		This property has been zoned General Business since July 1, 1992. Prior to the implementation of the UDO, it was zoned Commercial NR.

DIFFERENCES BETWEEN GB (EXISTING) AND CB (PROPOSED) ZONING DISTRICTS
GB: Primarily intended to accommodate a wide range of retail, service, and office uses. The district is typically located along thoroughfares in areas which have developed with minimal front setbacks.
CB: Solely intended for application in the central core of the city. The district is established to encourage high intensity, compact urban development. The district is intended to accommodate a wide range of uses including office, retail, service, institutional, and high density residential developments in a pedestrian-oriented setting.

TRANSPORTATION	
Street Classification	Smith Street – Major Thoroughfare.
Site Access	Existing.
Traffic Counts	Smith Street ADT = 11,939.
Trip Generation	N/A.
Sidewalks	Existing.
Transit	Yes.
Traffic Impact Study	Not required per TIS Ordinance.
Street Connectivity	N/A.
Other	N/A.

ENVIRONMENTAL REVIEW	
Water Supply Watershed	N/A, Site drains to North Buffalo Creek
Floodplains	N/A
Streams	N/A
Other	N/A

LANDSCAPING REQUIREMENTS	
Location	Required Planting Yard Type and Rate
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

Connections 2025 Written Policies:

Reinvestment/Infill Goal: Promote sound investment in Greensboro's urban areas, including Center City, commercial and industrial areas, and neighborhoods.

POLICY 4C.1: Promote new forms of compact development.

Downtown Goal: Promote reinvestment, preservation, diversification, and selective intensification of activity in Downtown Greensboro, to reinforce its importance as the economic, cultural and civic center of the City while protecting its heritage and historic resources and enhancing its urban character.

POLICY 4E: Promote diversification and intensification of downtown Greensboro.

Housing and Neighborhoods Goal: Meet the needs of present and future Greensboro citizens for a choice of decent, affordable housing in stable, livable neighborhoods that offer security, quality of life, and the necessary array of services and facilities.

POLICY 6A.2: Promote mixed-income neighborhoods.

Connections 2025 Map Policies:

The area requested for rezoning lies within the following map classifications:

Mixed Use Central Business District: This designation applies only in and around Downtown Greensboro. It emphasizes the urban character and the mix and intensity of activities uniquely suited to the central city. This designation is intended to permit a true mix of all uses, except heavy industrial, at the highest levels of scale and density within the City and with unique development standards tailored to the urban character of Downtown. It is particularly important to move the Downtown towards becoming a center of activity not only in the day, but also at night and during weekends, by promoting a mix of commercial, entertainment, residential, and other uses (see policies and narrative in Section 4.5.2). To help achieve this goal, creative forms of housing, such as lofts within restored historic structures and residential units in the often unoccupied second stories above ground-level retail, should be encouraged.

CONFORMITY WITH OTHER PLANS

The following aspects of relevant plans may be applicable in this case:

City Plans: N/A

Other Plans: N/A

STAFF COMMENTS

Planning: The subject property is currently used for the Law Office of Susan L. Hunt. The applicant has proposed to subdivide the western portion of the property to allow the construction of a dwelling for residential and/or office uses. The application of the Central Business zoning classification will allow for greater flexibility in building placement and permitted uses.

This request abuts the existing Central Business zoning district on its south side. Staff feels that the area north of and adjacent to West Smith Street could also be included in the CB zoning classification and would yield a reasonable zoning pattern for the future.

This rezoning proposal is consistent with a number of Connections 2025 goals and policies. It is a good example of beneficial infill development. This request also promotes reinvestment and diversification of activity in the Downtown. It provides another example of the increasing interest for residential development that will establish a critical mass to help insure that Downtown continues to function as an attractive place to live and work.

GDOT: No additional comments.

Water Resources: No additional comments.

STAFF RECOMMENDATION

Based on all the information contained in this report, the Planning Department recommends approval.

ADDITIONAL INFORMATION